

Chapter 3: Community Design



Key Points

- Introduction
- Beautification of Downtown
- Historic Preservation
- Western Classic Architecture
- Community Design Goals



3.1. INTRODUCTION

Good community design can improve the visual and functional relationship between people and their physical environment. It can create a desirable physical form for community needs and services. Because community design overlaps other aspects of planning such as recreation, open space, transportation, and commercial and residential land uses, this chapter will focus on objectives towards the visual design and image of the community.

3.2. BEAUTIFICATION OF DOWNTOWN

Promoting the beautification of downtown is an important community objective that was demonstrated through the public survey and other public participation activities held during the General Plan update process (see *Appendix A, "Public Participation Results"*). Participants ranked high the key downtown beautification concepts of historic preservation, making streets more walkable, and improving sidewalks and streets. The downtown section of Highway 89 is the most important corridor to the community in terms of economics, historic heritage and community core.

The character and success of a community is often defined by the urban design and economic vitality of the downtown area (see Exhibit 5, Kanab City Land Use Map). Highway 89 snakes through this area, with commercial opportunities on both sides. Within these commercial areas, as well as in the adjoining residential areas, are many opportunities for urban design and community improvement, including the refurbishing / restoration of building facades, and the installation of streetscape elements. Special attention to maintaining and upgrading the appearance and feel of this area is essential to its vitality and effectiveness.

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A well-planned streetscape project provides a beautification or softening of a city street. It invites pedestrian traffic by adding human elements to the harsh environment of a street designed mostly for the fast flow of vehicles. It provides physical and designable characteristics that provide the setting for successful urban living. Streetscape designs are intended to make the community's main street a great street. A street people want to use. A street which helps define the community.

Benefits of a well-planned streetscape include:

- Expanded investment appeal and quality development
- Increased business activity
- Increased pedestrian traffic
- Improved property values and community pride
- Enhanced sense of community core and cohesion

A successful western-themed streetscape project has largely been completed on the Center Street section of Highway 89. The Levi Stewart Memorial Park on the west end of Downtown is an excellent example of an urban park blending with and setting the tone for streetscaping throughout downtown. Continuing this themed streetscape on the remaining sections of the Highway 89 through the Downtown District, should be considered a priority street improvement project in Kanab. Plans should include maintaining the necessary access and traffic flow for commercial needs, while also providing physical characteristics that provide the setting for successful urban family living.

The motto "*Kanab: A Western Classic*" and a City logo should be visibly applied to those streetscape elements installed. Additional installation of downtown streetscaping should include some of the following elements:



1) *Landscaping and surfaces*, including trees, plants, grass, ground cover, rocks, sidewalks, and special surfaces. Water conservation should be considered for all landscaping features.

2) *Street furniture and features*, including benches, planter boxes, water features, drinking fountains, decorative trash containers, outdoor clocks, bollards, themed signage, monuments, statues, public art, design lighting standards, banners, and special architectural features.

Community Entryways

Community entryway beautification is a key objective of the Entry Corridor Protection Overlay zone established on Highway 89. Successful

Urban Design



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beautification projects will create a great impression for visitors and set the tone for the beautiful and progressive community of Kanab. Plans should be made for the installation of entry welcome signs at the east, north and south ends of the city on Highway 89 to tie in with the streetscape projects through the downtown area, welcoming all visitors to "Kanab, A Western Classic". Entryway improvements should include various types of western-themed streetscape and landscape features following along the frontage of properties at the east, north and south community entryway areas.

Urban Design



Community Clean-Up Programs

Vital to achieving and continuing a beautiful environment in Kanab is the encouragement of property owners to maintain and beautify their homes, structures and vacant lots throughout the community. The Beautification Committee should continue to promote community clean-up programs and projects. Programs such as "yard-of-the-month" awards do much to increase enthusiasm in maintaining private properties. Increased enforcement of zoning laws can also make a positive difference in the appearance of unsightly or blighted properties.

Urban Forestry

Trees play a significant role in the beautification and urban design of the community. The establishment of a Kanab Tree Committee should be pursued, having the committee charged with promoting good urban forestry in the public right-of-ways to continue the beautiful environment in the city.

3.3. HISTORIC PRESERVATION

Historic buildings and houses add much to the character of a city. Preserving history and heritage is a strong value in the Kanab community, and was listed as one of the top five community concerns in the public participation process of this Plan (*See Appendix A, "Public Participation Results"*).

There are several sites in Kanab that either currently have, or have the potential to be given, an official historic designation. National and State Historic Registers consider a structure to be eligible for listing if that structure is at least 50 years old, has a high degree of physical integrity, meets certain criteria concerning association with historic events, persons, architectural or archeological significance, or construction techniques.

Currently, the City's Historical Society is involved in the preservation and restoration of structures in the community, with the goal to restore older buildings to their original appearance. Several significant structures within the community have either undergone historic preservation, or are targeted for

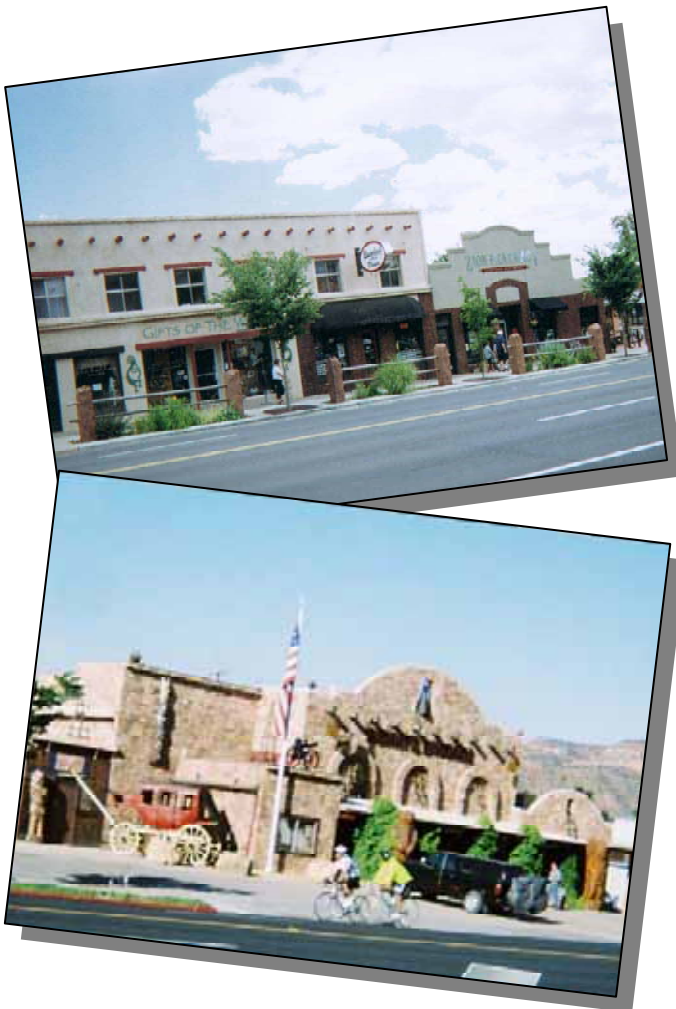


preservation activities, including several homes, early community structures and the cemetery. A long-range goal for the City and the Historical Commission is to inventory, preserve and protect these significant structures.

3.4. CLASSIC WESTERN ARCHITECTURE

Preserving the western heritage of Kanab is recognized as being very important to the overall design and success of the downtown area. The promotion of classic western architectural designs on old and new structures within the community is one of the best visual methods to preserve the community's heritage.

The downtown area, especially along Center Street has several examples of buildings which have either preserved or have been developed to reflect the classic architecture of an old western town.



Continued emphasis on the use and preservation of Kanab's classic western-themed architecture is an important objective of the community. Architectural design standards and guidelines should be developed and adopted by the City to achieve that objective. Design standards are mostly important for commercial structures along the downtown areas of Highway 89, but should also be considered or encouraged for use on other facilities and residential structures throughout the community.

Among the design styles that are complimentary to Kanab's classic western architecture are historical designs from the old western towns in the 19th Century.

Urban Design



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3.5. - COMMUNITY DESIGN GOALS

Goals	Strategies	Actions	Timing	Agency
1. Establish a program for historic preservation.	A. Create and apply guidelines and requirements for historic preservation and development in Kanab City's Downtown District Overlay.	i. Develop and promote important themes and objectives in the appearance of historic sites which preserve our Western/Pioneer heritage.	0-10 years	City Council, Planning and Zoning commission, Downtown Businesses
		ii. Incorporate the Western/Pioneer themes and objectives into the "Vision for Kanab" Main Street design guidelines (see #4.a.i, below).	0-10 years	City Council, City Manager, Planning and Zoning Commission
	B. Review and update Zoning Code preservation standards for older, original structures.	i. Develop a residential Historical Overlay Zone for the original part of the city. Determine the area and extent of the overlay.	0-10 years	City Council, Planning and Zoning Commission
	C. Preserve archaeological and important historic and cultural features.	i. Pursue funding options to make money available for community historic projects.	0-10 years	City Council, Planning and Zoning Commission
2. Promote community beautification efforts throughout Kanab City.	A. Continue installation of streetscape features along Highway 89 throughout the downtown area.	i. Adopt and implement a plan for downtown district beautification with specifics on features, upgrades and themes.	0-10 years	City Council, Planning and Zoning Commission, Beautification Committee
	B. Establish and promote volunteer programs for community beautification and clean-up.	ii. Establish and encourage participation in a citizen Beautification Committee to sponsor community beautification programs.	0-10 years	City Council, Beautification Committee
	C. Review and update zoning code requirements that will promote cleaning up residential areas.	i. Ensure zoning codes are updated and current.	0-10 years	Planning and Zoning Commission
		ii. Adopt an ordinance requiring the clean up of unsightly and unsafe properties.	0-10 years	City Council, Planning and Zoning Commission
		iii. Promote City sponsored clean-up days throughout the year.	0-10 years	Beautification Committee

3.5. - COMMUNITY DESIGN GOALS

Goals	Strategies	Actions	Timing	Agency
2. (cont.) Promote community beautification efforts throughout Kanab City.		iv. Provide city public works support that includes refuse containers and hauling during beautification efforts.	0-10 years	Public Works, City Manager
	D. Emphasize zoning enforcement.	i. Proactively help citizens that can not help themselves in cleanup efforts. Make Public Services available.	0-10 years	City Manager, Beautification Committee, Public Works
		ii. Use public Service announcements in local newspapers, emphasizing the zoning codes for beautification	0-10 years	City Manager, Beautification Committee
3. Prepare plans for community entry corridor improvements.	A. Install entry / welcome signs at the three entrances to town on Highway 89 and SR11.	i. Identify and prioritize beautification projects for gateway areas.	0-10 years	Beautification Committee
	B. Install areas of landscaping near community entrances and along the entry corridor.	i. Procure funding and organize renovations.	0-10 years	City Council,
	C. Develop a plan for the Kanab City gateway area beautification and continued maintenance.	i. Procure funding and organize renovations.	0-10 years	City Council,
4. Promote the historic "Western Classic" theme in architectural guidelines and standards for downtown development and redevelopment.	A. Prepare and establish a plan for architectural guidelines and standards for downtown development and redevelopment.	i. Develop an Urban Code book that will include architectural elements, color pallets, building types and materials that tie into the Pioneer / Western theme of the city.	0-10 years	City Council, Planning and Zoning Commission
		ii. Pursue and apply for grants for the desired improvements.	0-10 years	City Council, City Manager
5. Prepare plans for improving pedestrian traffic opportunities, making downtown more pedestrian friendly.	A. Improve and/or install sidewalks throughout the downtown area.	i. Continue the T21 Beautification Project through the remaining parts of Highway 89 and SR11.	0-10 years	City Council, City Manager, Beautification Committee, Planning and Zoning Commission
	B. Provide means for safe pedestrian crossing.	i. Review possibilities for more crosswalks, reduced speed limit and flagged crosswalks.	0-10 years	City Council, Public Works, City Manager, Planning and Zoning Commission

3.5. - COMMUNITY DESIGN GOALS

Goals	Strategies	Actions	Timing	Agency
	C. Explore and promote the possibility of a traffic light at the intersection of Main Street and Center Street.	i. Continue to review with the State Department of Transportation studies and analyses.	0-10 years	City Council, City Manager, Planning and Zoning Commission
6. Improve and increase private and public parking in the downtown area.	A. Provide diagonal parking stalls and encourage other opportunities one block off of Highway 89.	i. Complete the test areas for diagonal parking. Study Results and implement more if results are positive.	0-10 years	City Council, City Manager, Planning and Zoning Commission
	B. Encourage center of the block business parking and rear of building s parking to preserve Pioneer/Western fronts.	i. Work with businesses and local property owners to look at ways to increase parking at the rear of buildings.	0-10 years	City Council, City Manager, Planning and Zoning Commission